



NSW GOVERNMENT

Department of Planning

Strategic Sites and Urban Renewals, Strategic Assessment

Planning Assessment Report

Application to Modify the Minister's Approval for the Erection of Replacement Hill Seating and Grandstand at the Sydney Cricket Ground, Moore Park.

Major Project 06_0136 MOD 1

1. BACKGROUND

On 2 February 2007, the Minister approved Major Project MP 06_0136 by BBC Consulting Planners (for Sydney Cricket and Sports Ground Trust). The project approval (subject to conditions) allowed for:

- (1) Construction activities on adjoining lands owned by CPMPT and occupied by Fox Studios including the erection of an ivy wall support in John Hargreaves Avenue, safety fencing, roof protection and the erection of a hoarding over John Hargreaves Avenue.
- (2) Relocation of the video scoreboard and tri-vision advertising panels to the top of the Dally Messenger Stand (will partly project over adjoining lands owned by CPMPT and occupied by Fox Studios).
- (3) Demolition and removal of Yabba's Hill, the Doug Walters stand and other miscellaneous structures, including those located at the rear of the Clive Churchill Stand adjacent the boundary wall and the old scoreboard and preparatory excavation activities.
- (4) Construction of a new grandstand to provide seating for approximately 12,400 spectators including ancillary facilities and provision of associated ingress and egress including penetrations to the ivy wall adjacent John Hargreaves Avenue (will partly project over adjoining lands owned by CPMPT and occupied by Fox Studios).
- (5) Carrying out of associated grandstand construction activities on adjoining lands owned by CPMPT and occupied by Fox Studios).
- (6) Relocation of existing floodlighting tower (No. 3) to the top of the proposed new lift shafts within the new grandstand and upgrading of all 6 existing floodlighting tower luminaries.

Since the Minister's approval, the delegate of the Director-General (the Director of Strategic Assessments) has since agreed that all relevant actions required to be undertaken prior to the commencement of main works have been adequately satisfied and construction is currently underway.

2. MODIFICATIONS PROPOSED

On 12 October 2007, the proponent submitted a modification application under Section 75W of the *Environmental Planning and Assessment Act 1978* (the Act), for modifications that will have minor environmental assessment under Clause 245K(2). The submitted plans and documentation are attached at Tag "A".

Technical investigations have led to proposed modifications to the internal and external design of the development. The external modifications proposed are a result of detailed engineering studies and wind tunnel tests that have been undertaken following project approval. The internal modifications are proposed to improve the operational function of the facility.

The modified SCG grandstand will perform the same operations and achieve the same objectives as the original proposal. Therefore, no change is required to the existing approved development description.

The amended plans include an increase in gross floor area (GFA) of 145m² and bulk of the development in the south east corner as a result of the plant room, adjacent to buildings 20-22. This location is sensitive due to its proximity to the heritage significant boundary wall.

The proposed modifications are summarised below. The submitted drawing plans are detailed in the amended **Condition A3**.

Element Affected	Modifications Proposed
Playing field	<ul style="list-style-type: none">• Lengthened to accommodate AFL games• Around 400 seats have been lost in the lower concourse
Level 2	<ul style="list-style-type: none">• Removal of car parking• Loading dock moved nearer to entrance• Mustering area created• Electrical switch rooms, electrical substation and hydraulic plant rooms moved to existing rear boundary• Production kitchen relocated to Level 4• Disabled lift located adjacent to Churchill Stand for access• Amendments to the food and beverage facilities to provide more counter space
Level 3	<ul style="list-style-type: none">• Pitch extension added• Revised retail (bars/food and kitchen)• Adjustments to facilitate improved patron circulation and to address egress/ingress requirements• Mechanical risers added
Level 4	<ul style="list-style-type: none">• Introduction of storage spaces beneath stairs• Extension in the area of the slab near to the south-eastern corner of the site to accommodate plant• Modifications to the fire stairs• Introduction of chair store• Revised bathroom• Light tower T3 moved to the left due to geotechnical report
Level 5	<ul style="list-style-type: none">• Glazing at back edge• Bathroom and Food & Beverage areas swapped

	<ul style="list-style-type: none"> • Extended slabs in rear corner • Mechanical risers in rear corner • New terrace areas created • Light towers T3 relocated
Level 6	<ul style="list-style-type: none"> • Internal struts to support roof • Light towers T2 relocated as above
Level 7	<ul style="list-style-type: none"> • This level is an additional level that was not proposed in the original project. • New access stairs to revised core • Parapet of mechanical risers to rear corner • Light tower T2 relocated • The plant that was to be located beneath Level 7 has now been relocated to the areas it serves
Roof Plan	<ul style="list-style-type: none"> • Reduction of roof profile, requiring less maintenance • Maintenance walkways identified • Polycarbonate sheeting along rear edge

3. ASSESSMENT PROCESS

The approval for Major Project 06_0136 was granted in accordance with Part 3A of the Act Section 75J Clause (2).

Section 75W(2) of the Act provides that a proponent may request the Minister to modify his approval of a project. The Minister's approval is not required if the project as modified will be consistent with the original approval.

The proposed modifications (as listed above) seek to change the terms of the Minister's determination through amendments to the approved plans. Accordingly, the modification will require the Minister's approval.

Section 75W(3) of the Act provides the Director-General with scope to issue environmental assessment requirements (DGRs) that must be addressed before the consideration by the Minister. DGRs have not been issued for the modification due to the minor scale of the proposed modifications. It is considered that the impacts arising from the proposed modification are similar and in some instances improved from the original proposal.

Section 75W(4) of the Act gives the Minister the authority to modify the approval (with or without conditions) or disapprove the modification. Following consideration of the proposed modification, the Department recommends the modification be approved with conditions by the Minister.

4. CONSULTATION AND EXHIBITION

Under Section 75X(2)(f) of the Act, the Director-General is required to make publicly available requests for modifications of approvals given by the Minister. In accordance with Clause 8G of the Regulation, the request for the modification was placed on the Department's website. Key agencies and adjoining landholders were notified and invited to make submissions.

During the exhibition period, two submissions were received. One by the Department of Environment and Climate Change and one by the Heritage Office.

The proponents approached Fox Studios and Centennial Parklands with the proposed modifications prior to submission to the Department of Planning. Their responses were included as appendices to the submitted modification proposal. The table on the following

page summarises their submissions and issues raised by Fox Studios and Centennial Park and Moore Park Trust.

Submission from	Issue raised	Solution proposed
Centennial Park and Moore Park Trust	Positioning of more floor area and plant at the rear of the structure near the boundary may have some impact on Fox Studios in terms of emissions and noise	<ul style="list-style-type: none"> Address in conditions of consent
Fox Studios	Additional floor area and equipment rooms located adjacent to light tower 3 and in the south-east corner, creating additional bulking generally ok. Concern in relation to this is equipment space and louvres indicating intensification of mechanical plant and equipment utilisation above Ivy Wall.	<ul style="list-style-type: none"> Noise generating plant and equipment to located so as to not adversely impact on Ivy Wall. Appropriate sound attenuation and other environmental protection measures should be utilised.
	Appears to be an increase in the number of emergency egress doors. Presents a concern about safe retention of the Ivy Wall as a result of the installation of continuous emergency egress doors.	<ul style="list-style-type: none"> Requests to be consulted in relation to construction of the egress door arrangement and associated protection of the Ivy Wall and flora.

5. CONSIDERATION

The building layout, design and external appearance have been modified from the original proposal. The objectives of the redesign are to improve operational efficiency and functional planning of the building and allow for a reduction in the overall scale of the grandstand roofing structure.

A series of elevations were provided in the Request for Modification documentation that enabled a clear comparison between the existing approved facilities and the proposed modified development.

The modification proposal primarily raises three main issues, namely the visual impact of the external design, internal layout/gross floor area and noise. These issues are discussed below.

External design and visual impact

The main noticeable external difference in the proposed modification is the grandstand roofing structure, shown on the following page. The revised shape of the grandstand has resulted in a more streamlined architectural roof shape which has less bulk and scale than the approved structure. The architectural merit of the amended profile is not considered acceptable and needs to be redesigned to improve the architectural articulation and quality of finishes. **Condition B3 has been amended requiring appropriate design changes.**



EXISTING

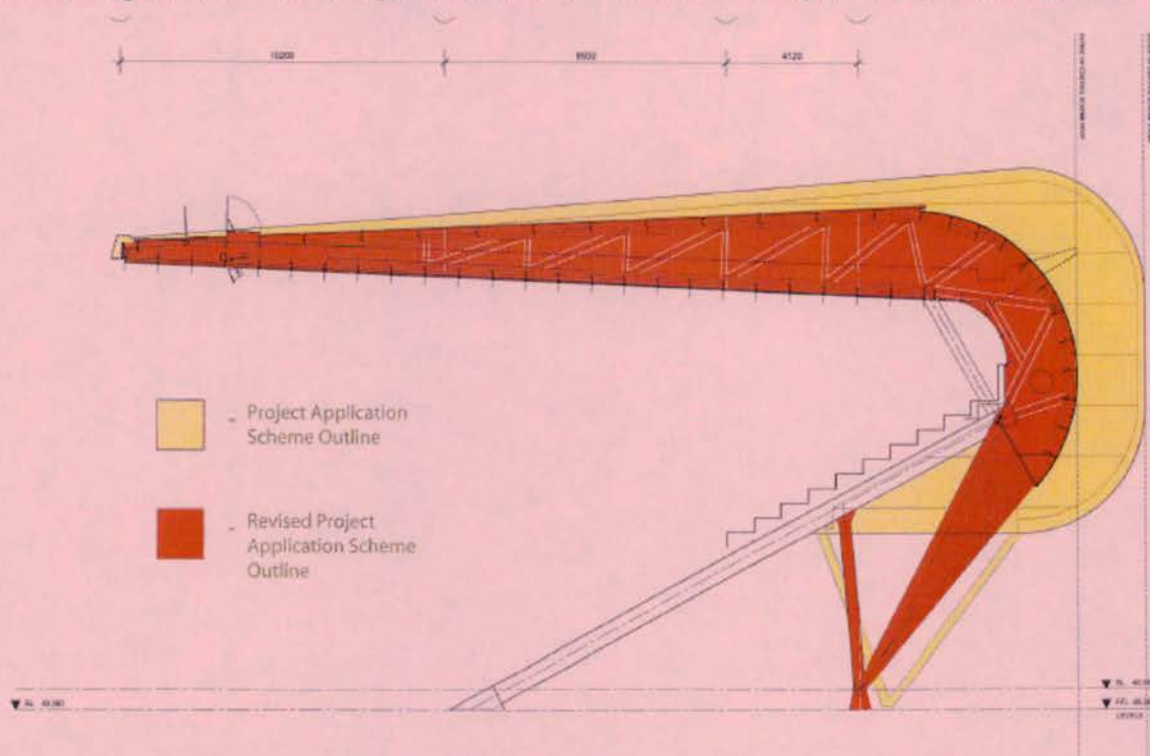


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SCHEME

The overall height of the grandstand has been reduced from RL 64.915 to RL 64.357. The revised design generally reduces the height of the proposed facility, and the overall scale of the roofing structure. The diagram on the below shows the height change of the grandstand.



In addition, the submitted modifications include the repositioning of light towers 2 and 3 and the lengthening of the field to accommodate AFL games. These modifications are not considered to have a significant impact or increased impact from the original approval. **Condition B14** has been amended to accommodate the repositioning of the light towers

Diagrams were submitted in support of the original application to show the extent of overshadowing of the proposed grandstand and to demonstrate the extent of overshadowing once the development is completed. Overshadowing impacts are not substantially increased with the new design.

Internal design changes

The numerous internal design changes are proposed to improve the operational efficiency of the internal facilities, services and infrastructure in the new grandstand.

Gross Floor Area (GFA)

Significantly, the design changes include additions to the original plans submitted, which increase the GFA of the proposal. Clarification of the details of the increase in GFA was requested on the 10th December. The following was provided in a separate letter on the 17 December (see Tag C).

There is no control on gross floor area ("GFA") applicable to the Sydney Cricket Ground. Furthermore, the standard definition of GFA is not directly relevant to a sporting stadium development, because the bulk and scale of the oval is associated with the necessity to ensure/deliver the required standard of sight lines to the playing surface and much of the volume of the structure is unenclosed.

The calculations are therefore based on the area which can be used for some purpose or other, whether internal or external to the stadium. This includes terrace areas and the plant room.

On a level-by-level basis, the changes in GFA between the plans as approved and the modified plans are as follows:-

- **Level 2:** Addition of 83.5m² associated with an increased area for the police charge room under the Level 3 slab;
- **Level 3:** A reduction of 132.8m² to allow playing field extension;
- **Level 4:** Increase of 237.6m² associated with two balcony extensions at the south-eastern corner of the SCG site, adjacent to Fox Studios (including plant rooms, air shafts and the relocation of Light Tower 2);
- **Level 5:** An increase of 319.5m² associated with two roof terrace extensions, again at the south-eastern corner to Fox Studios;
- **Level 7:** A reduction of 362m² arising out of the relocated plant which is now on Levels 4 and 5 below.

The effect of the changes is an increase of 145.6m² in GFA.

Seating numbers

In Section 2.2.1 of the report which accompanied the request for modification of the Minister's approval, the proponent stated that the modifications result in a loss of around 400 seats. This was in the context of the approval to Major Project Application No. MP06_0136 (Condition A2) which prescribes a maximum of 48,000 seats at the Sydney Cricket Ground.

The Environmental Assessment Report submitted in August 2006 identified the following distribution of seating within the new grandstand (from bottom to top):-

- Level 3 (lower concourse): 5,900 seats;
- Level 4 (corporate deck): 886 seats; and
- Level 5 (public seating deck): 5,609 seats.

The grandstand as then proposed, had 12,395 seats. The seating numbers now proposed, arising out of the proposed modifications, are as follows:-

- Level 3: 5,380 seats;
- Level 4: 889 seats; and
- Level 5: 5,415 seats.

Design changes to the upper seating area on Level 5, extended widths of the vomitories and the extension of the playing field to accommodate AFL has resulted in the seating capacity being reduced to 11,684 seats (a reduction of approximately 611 seats).

These numbers, however, are not yet definite and are provided by the proponent as indicative only. Final seat numbers are yet to be resolved, but will be within the cap of 48,000 seats for the entire SCG, imposed by Condition A2 of the Minister's consent.

The plans are shown at Tag A.

The seating shown on the Level 7 plan in the modified set of plans is included in the seating shown on the Level 6 plan in the approved set of plans. A Level 7 plan has been added because of changes to plant rooms etc, but there is no additional seating on that level

Equipment rooms adjacent to Ivy Wall

The new equipment rooms are proposed as new floor slabs on Levels 4 and 5, along with the triangular risers comprising air intakes for Level 2, and the altered location of Light Tower 2. The triangular risers are identified as part of Modification No. 24 on Drawing 215.7.1. These risers can also be seen at the right of picture in South Elevation Part 2 on Drawing AO3001.1.

The equipment room walls have increased in height (top of wall RL 46.5 metres) and the triangular air-intake risers are 4 metres in height above the top of wall (RL 50.5). The equipment rooms have been placed in a location that is designed to be congruous to the surrounding setting, and blend with the wall, by the ivy growing onto the structure (from the provided plans).

The equipment rooms are proposed adjacent to the heritage significant Ivy Wall located along John Hargreaves Avenue. Fox Studios have expressed their concern regarding the increased height of the equipment rooms and their proximity to the boundary. Due to the sensitivity of the location, and the potential for emissions from the equipment room (not detailed in the submission), it is appropriate that environmental controls relating to the ventilation system be a condition of approval. As such, **Condition F3** has been amended to incorporate compliance with the current prevention notice for the site.

The modifications include changes to the location and number of emergency egress doors shown on the plans in the south-east corner of the proposed grandstand. These doors are located adjacent to the Ivy Wall and are thus in a sensitive location. Fox Studios has requested to be consulted in relation to construction of the egress door arrangement and associated protection of the Ivy Wall and flora. This was already a requirement of **Condition E3** in the original Approval.

6. CONCLUSION


The original project application was approved for the site by the Minister on 2 February 2007.

It is considered that the proposal, as modified, still achieves the same objectives as the originally approved Major Project (06_0136) and does not alter the overall nature, need or justification of the approved project or the concept plan. On this basis it is considered appropriate to recommend approval for the proposed modifications subject to conditions.


7. RECOMMENDATION

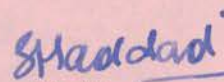
It is recommended that the Minister for Planning:


- (a) **approve** the modifications as detailed in this report to Conditions A3, B14, F3 and F7 of MP 06_0136
- (b) **sign** the attached Modification Approval identifying the revised plans and changes to the approved conditions (**Tag "B"**).


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10 January 2008
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Approved:


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11/1/08


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2/1/2008


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4/3/08